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UNITED STATES DEPARTMENT OF THE INTERIOR

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Loan Approved CMB No. 42 HOUS

MAGI# 0437732504

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NATIONAL PARK SERVICE Washington D.C. 20240

B - 3773

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

1. Name of property: FRANKLIN SC	QUARE: 1500 Block West Fayette	Street	
Address of property: 1523 West			
Paltimore		State MD	2122
Name of historic district in which property is	s located: Franklin Square I	Historic District	
Check here if request is for: certification (structure contributes to sign decertification (structure does not contrib	officance of the district) bute to significance of the district)		
2. Description of Physical Appearance: (see instructions for map and photograph re	quirements-use reverse side if necessi	ary)	
See Attached Sheets.		¥	
3. Statement of Significance: (use reverse side if necessary)			*
See Attached Sheets.	2.5		.
Date of construction (if known): 1858	■ Original site·□	Moved D Date of alters	tions (if known):
	Original site	Moved Date of altera	lions (if known):
4. Name and Mailing Address of Owner: Name Mr. Otis Warren, West	Fayette Limited Partners	hip	•
	altimore, MD 21229		
Visit	altimore, MD 21229		0.1000
CHy Baltimore		StateMD	Zip Code
City Baltimore Telephone number (during day): Area Code	(301)945-4200		
CHy Baltimore	(301)945-4200 atzen and Associates, Inc. 121 W	ater St., Baltimore, M	7 21202 (301)837-369
Telephone number (during day): Area Code PREPARED BY: Barbara Hoff, Dalsemer, Ca I hereby attest that the information I have provide	(301)945-4200 atzen and Associates, Inc. 121 W	ater St., Baltimore, M	7 21202 (301)837-369
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Telephone number (during day): Area Code PREPARED BY: Barbara Hoff, Dalsemer, Ca I hereby altest that the information I have provide Signature Social Security Number or Taxpayer Identification For office use only The structure described above is included within the the character of the district. The structure Dappears D does not appear to me	(301)945-4200 stzen and Associates, Inc. 121 Water and Associates of the Boundaries of a Register Criteria for Evaluation Department of the Interior procedulars. In does not appear to meet National Register in accord with Department of the character of said district of the character of the ch	ater St., Baltimore, Moct. and that I am owner of the district and Contributes Contributes (36 CRF 60). The contributes Contributes (36 CRF 60). The contributes Contributes (36 CRF 60).	Date

Name/address of Property: 1523 West Fayett	e Street, Baltimore, MD 21223
Name/address of Owner: Mr. Otis Warren, West	Fayette Limited Partnership
4300 Gelston Drive, Baltimore, MD 21229	Telephone: (301)945-4200
Prepared by: Barbara Hoff, Dalsemer, Catzen an	d Associates, Inc.
121 Water Street, Baltimore, MD 21202	Telephone: (301)837-3691

DESCRIPTION OF PHYSICAL APPEARANCE

This is an Italianate style rowhouse which illustrates the typical age, type, and architecture of residences within the Franklin Square Historic District. It is built of masonry and consists of a three story tall, three bay wide main building and a two story tall, two bay wide back building. The basic plan of the main and back buildings is rectangular, and they have shed roofs.

The building is constructed over a raised basement with a marble veneer and marble steps on the facade. The flat facade consists of painted, pressed brick in running bond. All of the window openings shorten at each floor level; they contain wood bullnose frames, and they had multi-light, wood, double hung sashes. The existing door is wooden, and the entry has wood frames and wood transoms. At the roofline there is a large, ornate wooden cornice which has modillions and dentils. Another notable feature, is wooden hoods over the windows and door.

The interior consists of a typical Italianate plan with a single large room on the first floor of the main building and two rooms on the second and third floors above, as well as on both floors of the back building. Halls are located on the sides of the building, as is the staircase. Many of these spaces have been subdivided over time. The condition of the interior, prior to the required dismantling (see Part II, Project Summary), was extremely deteriorated due to lack of maintenance, aging of the materials, structural defects, and exposure to the elements.

HISTORIC PRESERVATION CERTIFICATION APPLICATION -- PART I

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name/address of Owner: Mr. Otis Warren, West Fayette Limite	ed Partnership
4300 Gelston Drive, Baltimore, MD 21229	Telephone: (301)945-4200
Prepared by: Barbara Hoff, Dalsemer, Catzen and Associates	s, Inc.
121 Water Street, Baltimore, MD 21202	Telephone: (301)837-3691

STATEMENT OF SIGNIFICANCE

This building is significant to the Franklin Square Historic
District because it illustrates the typical style and character of rowhouses in this residential district. The significance of the district in general lies in the quality, volume, and integrity of similar houses, which remain today as an excellent example of a mid to late 19th century neighborhood. Because the Franklin Square district was built from c.1845 to c.1875, the housing is almost exclusively Italianate, the prevailing style of residential architecture in Baltimore during those years. The distinctive characteristics of the style include flat shed roofs, large ornate cornices, vertical proportions, flat brick facades, and -- among the more expensive houses -- ornamentation of facade openings, raised basements with marble or brownstone veneers, three story height and three bay width. The district includes excellent examples of this rowhouse style, ranging from expensive high style designs built around Franklin Square park, to inexpensive, vernacular structures built along the alleys.

The district grew as one of Baltimore's first suburbs. Nineteenth century suburbinazation of the city began in response to a number of changes taking place simultaneously within the city: the rapid industrialization and commercialization of the heretofore residential city center, the influx of immigrants seeking inexpensive housing near these new industries and businesses; the establishment of the omnibus in 1844 and the horse-drawn trolley in 1859, and the creation of suburban parks (Franklin Square was the second one, created in 1839). These events produced an undesirable living environment in the urban core, and an accessible, desirable living environment on the outskirts of the city. Those who could afford to then left the inner city for the new suburban developments.

This rowhouse contributes to this district as a typical example of the middle-class Italianate houses. The flat facade, vertical proportions, shed roof and ornamentation epitomize the distinguishing elements of this architectural style. The rowhouse lies on land which comprised a part of 30 acres in West Baltimore which Samuel and James Canby of Wilmington, Delaware purchased in the late 1830's for future housing development. In 1839 the brothers donated a square of land to the city for use as a park, which became Franklin Square, and began leasing surrounding lots to builders for construction. In 1858, James Bromwell, a carpenter and contractor, with Kesler and Hays, bricklayers, began construction of the 18 dwelling row on the south side of the 1500 block of Fayette Street. A contemporary description from the Sun said:

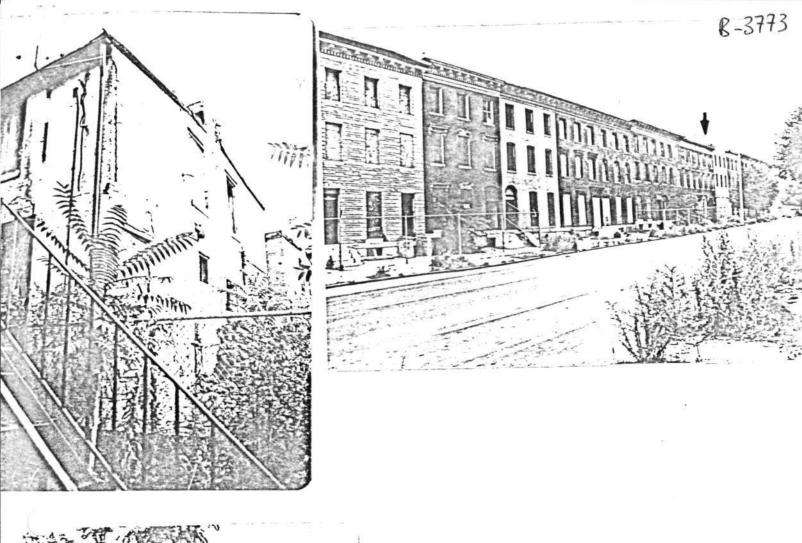
The buildings will be uniform, three stories in height with 30 ft. depth of main building, and a mean depth of 61 ft. Of the 18 houses, 10 are 19 ft., and 8 are 18 ft. front. A parlor, dining room, and kitchen, will occupy the first floor, with a cellar beneath.

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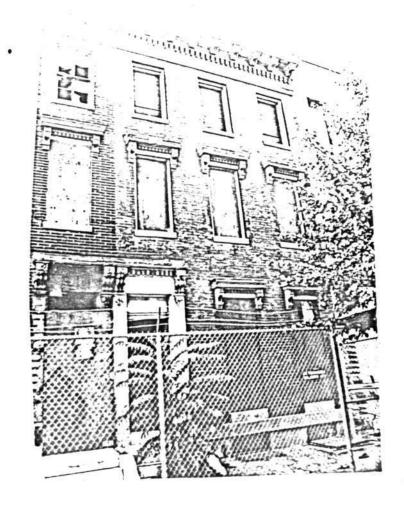
HISTORIC PRESERVATION CERTIF	ICATION A	PPLICATION -	PART I -	continued.	Page	3
Name/address of Property:	1523	West Fayett	e Street,	Baltimore.	Maryland 2122	3
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STATEMENT OF SIGNIFICANCE

The buildings have remained residences since their construction, with the exception of 1535, which was converted into a store in the late 19th or anytime in the 20th century. After 1930, the building probably housed tenants, as did almost all of the district houses due to a great influx of poor blacks and Southern whites. Prior to the dismantling, (see Part II, Project Summary), the building still retains its original setting and location, as well as the majority, of its exterior design, materials, and workmanship. Those features which have been changed on the facade will be restored during the reassembly and rehabilitation.







B-3773 1523 W. Fayette Street Block 196 Lot 012 Baltimore City Baltimore West Quad.

